

Clay County, Missouri Land Survey Document

EXCESS RIGHT OF WAY SURVEY

IN THE SW 1/4 OF SECTION 26 TOWNSHIP 53 NORTH
RANGE 33 WEST IN STEWART COMMUNITY PARK
SMITHVILLE, CLAY COUNTY, MISSOURI

EXCESS RIGHT OF WAY PARCEL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 53 NORTH, RANGE 33 WEST IN SMITHVILLE, CLAY COUNTY MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ON A MISSOURI WESTERN ZONE STATE PLANE BEARING OF NORTH 80 DEGREES 27 MINUTES 25 SECONDS EAST A DISTANCE OF 219.26 FEET TO A POINT ON CENTERLINE ROUTE 169 STATION 330+82.29; THENCE NORTH 03 DEGREES 11 MINUTES 07 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 1476.38 FEET TO STATION 316+05.91; THENCE NORTH 86 DEGREES 48 MINUTES 53 SECONDS WEST A DISTANCE OF 65.62 FEET TO 65.62 FEET RIGHT OF STATION 316+05.91 FOR POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 31 DEGREES 02 MINUTES 16 SECONDS WEST ALONG THE EXISTING RIGHT OF WAY OF ROUTE 169 A DISTANCE OF 93.33 FEET TO 118.11 FEET RIGHT OF STATION 315+28.74; THENCE NORTH 16 DEGREES 12 MINUTES 51 SECONDS EAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 87.32 FEET TO 98.42 FEET RIGHT OF STATION 314+43.67; THENCE SOUTH 86 DEGREES 48 MINUTES 53 SECONDS EAST A DISTANCE OF 34.42 FEET TO 64.00 FEET RIGHT OF STATION 314+43.67; THENCE SOUTH 03 DEGREES 45 MINUTES 26 SECONDS WEST A DISTANCE OF 162.24 FEET TO THE POINT OF BEGINNING.

PERMANENT SIGHT EASEMENT DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 53 NORTH, RANGE 33 WEST IN SMITHVILLE, CLAY COUNTY MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ON A MISSOURI WESTERN ZONE STATE PLANE BEARING OF NORTH 80 DEGREES 27 MINUTES 25 SECONDS EAST A DISTANCE OF 219.26 FEET TO A POINT ON CENTERLINE ROUTE 169 STATION 330+82.29; THENCE NORTH 03 DEGREES 11 MINUTES 07 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 1476.38 FEET TO STATION 316+05.91; THENCE NORTH 86 DEGREES 48 MINUTES 53 SECONDS WEST A DISTANCE OF 65.62 FEET TO 65.62 FEET RIGHT OF STATION 316+05.91 FOR POINT OF BEGINNING OF THE PERMANENT EASEMENT TO BE DESCRIBED; THENCE NORTH 20 DEGREES 49 MINUTES 42 SECONDS WEST A DISTANCE OF 84.48 FEET TO 100.00 FEET RIGHT OF STATION 315+28.74; THENCE SOUTH 86 DEGREES 48 MINUTES 53 SECONDS EAST A DISTANCE OF 35.15 FEET TO 64.85 FEET RIGHT OF STATION 315+28.74; THENCE SOUTH 03 DEGREES 45 MINUTES 26 SECONDS WEST A DISTANCE OF 77.17 FEET TO THE POINT OF BEGINNING.

PERMANENT DRAINAGE EASEMENT DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 53 NORTH, RANGE 33 WEST IN SMITHVILLE, CLAY COUNTY MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ON A MISSOURI WESTERN ZONE STATE PLANE BEARING OF NORTH 80 DEGREES 27 MINUTES 25 SECONDS EAST A DISTANCE OF 219.26 FEET TO A POINT ON CENTERLINE ROUTE 169 STATION 330+82.29; THENCE NORTH 03 DEGREES 11 MINUTES 07 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 1476.38 FEET TO STATION 316+05.91; THENCE NORTH 86 DEGREES 48 MINUTES 53 SECONDS WEST A DISTANCE OF 65.62 FEET TO 65.62 FEET RIGHT OF STATION 316+05.91; THENCE NORTH 03 DEGREES 45 MINUTES 26 SECONDS EAST A DISTANCE OF 77.17 FEET TO 64.85 FEET RIGHT OF STATION 315+28.74 FOR POINT OF BEGINNING OF THE PERMANENT EASEMENT TO BE DESCRIBED; THENCE CONTINUING NORTH 03 DEGREES 45 MINUTES 26 SECONDS EAST A DISTANCE OF 85.07 FEET TO 64.00 FEET RIGHT OF STATION 314+43.67; THENCE NORTH 86 DEGREES 48 MINUTES 53 SECONDS WEST A DISTANCE OF 3.00 FEET TO 67.00 FEET RIGHT OF STATION 314+43.67; THENCE SOUTH 03 DEGREES 45 MINUTES 26 SECONDS WEST A DISTANCE OF 85.07 FEET TO 67.85 FEET RIGHT OF STATION 315+28.74; THENCE SOUTH 86 DEGREES 48 MINUTES 53 SECONDS EAST A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE
MISSOURI MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS

MISSOURI HIGHWAYS & TRANSPORTATION COMMISSION

SURVEY OF HIGHWAY RIGHT-OF-WAY

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	ROUTE
1 of 1	26	53	33	CLAY	169

Missouri Department of Transportation
District 4 - Design
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DRAWN BY
Pam Nugent

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DATE
10/10/06

THOMAS CLAY GREGG
LS 2508



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